166.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,000 / 773,000
					USE VALUE:	773,000 / 773,000
					ASSESSED:	773,000 / 773,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RACHWAL BARBARA
Owner 2:	RACHWAL WOJCIECH
Owner 3:	
Street 1:	34 CLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RACHWAL BARBARA & JUREK K -
Owner 2:	-
Street 1:	34 CLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,329 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Aluminum Exterior and 1770 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10329.000	284,100	3,500	485,400	773,000
Total Card	0.237	284,100	3,500	485,400	773,000
Total Parcel	0.237	284,100	3,500	485,400	773,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.72 | /Parcel: 436.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110187

GIS Ref

GIS Ref

Insp Date 07/19/18

Parcel ID 166.0-0004-0004.0

!12885!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,100	3500	10,329.	485,400	773,000	773,000	Year End Roll	12/18/2019
2019	101	FV	225,000	3500	10,329.	485,400	713,900	713,900	Year End Roll	1/3/2019
2018	101	FV	232,600	3500	10,329.	429,900	666,000	666,000	Year End Roll	12/20/2017
2017	101	FV	232,600	3500	10,329.	360,600	596,700	596,700	Year End Roll	1/3/2017
2016	101	FV	232,600	3500	10,329.	360,600	596,700	596,700	Year End	1/4/2016
2015	101	FV	219,300	3500	10,329.	312,000	534,800	534,800	Year End Roll	12/11/2014
2014	101	FV	219,300	3500	10,329.	301,600	524,400	524,400	Year End Roll	12/16/2013
2013	101	FV	219,300	3500	10,329.	287,100	509,900	509,900		12/13/2012

PRINT

Date	Time
12/11/20	02:54:52

LAST REV

Date	Time
08/20/18	15:34:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12885

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RACHWAL BARBARA	52024-21		12/29/2008	Family		No	No		
	14667-38		7/1/1982		86,000	No	No		Y

USER DEFINED

Prior Id # 1:	110187
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	345	PATRIOT
11/13/2000	Hearing Chag	264	PATRIOT
4/24/2000	Inspected	263	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10329		Sq. Ft.	Site		0	70.	0.67	8			Ledge	-5					485,362						485,400	

Total AC/HA:	0.23712	Total SF/SM:	10329	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	485,362	Spl Credit		Total:	485,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24322033
Const Adj.:	0.99390060
Adj $ / SQ:	154.455
Other Features:	70500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411695
Depreciation:	127626
Depreciated Total:	284070

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

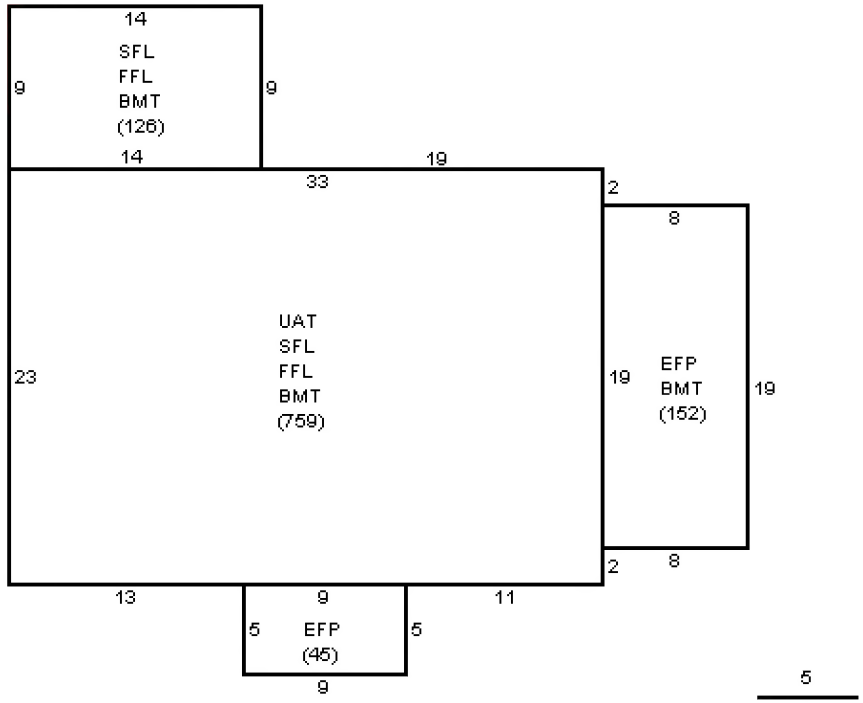
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.45
Special Features:	0	Val/Su Net:	88.95
Final Total:	284100	Val/Su SzAd	160.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,037	46.340	48,051
FFL	First Floor	885	154.450	136,692
SFL	Second Floor	885	154.450	136,692
EFP	Enclos Porch	197	40.790	8,037
UAT	Upper Attic	190	61.780	11,723

Net Sketched Area:	3,194			Total:	341,195
Size Ad	1770	Gross Are	3763	FinArea	1770

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	FA	1920	25.34	T	44	101			2,700			2,700
19	Patio	D	Y	1	12X28	G	AV	1960	4.21	T	40.8	101			800			800

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500

IMAGE

AssessPro Patriot Properties, Inc